



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: February 22, 2005

Department: Zoning, Building, and Planning **Staff Contact:** Mari Simbaña, Program Planner

TITLE: CONSENT: Special Use Permit for 14 casitas & six eight-plex units; a Golf Course including 18 guest quarters, a clubhouse and a clubhouse with restaurant, banquet facilities, lounge with liquor license, snack bars, proshop, training facility with putting greens, practice range, videotaping skills center, and cart storage and maintenance building (CSU-40036)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

SUMMARY:

At the January 12, 2005 public hearing, the County Planning Commission voted (7-0) to recommend approval of the amendment to a Special Use Permit (for Paa-Ko Ridge Golf Course) to increase the number of guest quarters from 15 to 18 on the south side of Rain Dance Road approximately ½ mile from Paa-Ko Drive, and add 14 casitas & six eight-plex units on the southwest corner of Paa-Ko Drive and Clubhouse Road, zoned A-1 with a Special Use Permit for a Golf Course (and related ancillary uses), containing approximately 258 acres. The decision was based on seven (7) Findings and fourteen (14) Conditions.

Findings:

1. This request is for an amendment to Special Use Permit CSU-96-28 (for Paa-Ko Ridge Golf Course) to increase the number of guest quarters from 15 to 18 and add 14 casitas & six eight-plex units located within Paa-Ko, west of N. State Highway 14, north of La Madera Rd., and south of the County line, containing approximately 242 acres.
2. The property is within the Rural Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan.
3. The Special Use Permit for a Golf Course and related ancillary uses to include a proshop, snack bar, maintenance building, and clubhouse (CSU-96-28) is superseded by the amended Special Use Permit for 14 casitas & six eight-plex units; a Golf Course including 18 guest quarters, a clubhouse and a clubhouse with restaurant, banquet facilities, lounge with liquor license, snack bars, proshop, training facility with putting greens, practice range, videotaping skills center, and cart storage and maintenance building (CSU-40036).

4. The 18 golf training guest quarters will count toward the 1440 dwelling unit limit established in the Master Plan.
5. A wastewater system is proposed to replace the failing Constructed Wetlands currently in place.
6. This request is consistent with Resolution 116-86, in that this land use is more advantageous to the community because recreational opportunities in a natural setting are provided as articulated in Policy f of the Albuquerque/Bernalillo County Comprehensive Plan and in East Mountain Area Plan Community Resources Goal 6.
7. This request is consistent with the health, safety, and general welfare of the residents of the County.

Conditions:

1. The golf course shall be designed for minimal water consumption and retention and use of naturalized and native vegetation.
2. The use of wastewater effluent for irrigation must be approved by the New Mexico Environment Department and comply with approved discharge plan.
3. No Certificates of Occupancy will be granted for any new units (guest quarters or resort accommodations) until new wastewater system is in operation.
4. In the event that future residential uses are developed adjacent to the resort accommodations, a solid fence at least six feet high shall be erected on sides abutting any residential uses within 120 days from the date of residential construction.
5. The applicant shall submit to Bernalillo County Public Works Division for review and approval a revised Traffic Impact Analysis (TIA) to determine the impacts of the new development approved under this Special Use Permit on the road system, as well as to determine appropriate mitigation measures. A copy of the approval shall be submitted to Zoning, Building, Planning, and Environmental Health Department.
6. Any new cul-de-sacs shall meet Bernalillo County regulations.
7. Lighting shall be site-specific. Shielded or cutoff fixtures shall be provided so that no fugitive light crosses to adjacent lots.
8. No outdoor speakers or amplified sound systems shall be permitted.
9. All open parking for the related ancillary (golf course) uses shall be surfaced with a durable surface consisting of concrete or bituminous (asphalt) material.
10. The new waste water system approved under this Special Use Permit shall be in operation within two (2) years from the final Board of County Commissioners approval.
11. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.

12. The Special Use Permit shall be issued for the life of the use.
13. The applicant shall submit to a revised site plan consistent with the Conditions of Approval to the Zoning Administrator for review and approval within two months of final Board of County Commissioners approval hearing.
14. The foregoing Conditions shall become effective immediately upon execution or utilization of any portion of the rights and privileges authorized by this Special Use Permit.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (January 18, 2005)
2. County Planning Commission Information Packet
3. Presentation materials from CPC hearing on January 12, 2005
4. Site Plan (Commissioners Only).

STAFF ANALYSIS SUMMARY

ZONING, BUILDING AND PLANNING DEPARTMENT:

Staff recommends approval